



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

April 19, 2021

VIA EMAILED PDF

John A. Glenn, AIA
Senior Associate
Bonstra/Haresign Architects
1728 14th Street, NW, #300
Washington, DC 20009

RE: 14-20 Kennedy Street, NW - 21-Z-PDRM-00086

Dear Mr. Glenn:

This letter confirms the discussion with zoning technician Jeannette Anderson on March 29th, 2021 regarding a proposed by-right project located at 14-20 Kennedy St NW (Square 3393, Lot 109), on the corner of Kennedy Street NW and First Place NW.

The Subject Property is currently improved with two single-story buildings that are currently unoccupied. You are proposing to raze these two buildings and construct a new three story, plus penthouse, office building with a total area just under 20,000 square feet of floor area. The project will utilize Section §C-1505.12 to gain the desired square footage as an occupied penthouse for a nonresidential (IZ) development.

You have asked for a zoning review of the Project to confirm its compliance with the applicable Zoning Regulations.

Project Narrative:

This project will house the office headquarters for The Community Partnership for the Prevention of Homelessness [TCP], and will be exemplary of their mission and vision to promote housing efforts in the community and throughout the city. This site is intended to house TCP's corporate and training offices and will not be used as for residential purposes. There is anticipated to be an approximately 700 sf tenant space on the first floor that is intended to serve a small community-based tenant. The tenant use will fall under the guidelines of MU Use Group E (section U-512).

The below points memorializes the site development standards as conveyed in the drawings dated 2/12/21 (Exhibit A):

Zoning:	MU-4
Lot Size:	7,700sf
Use [under Building Code]:	B & A2 occupancies (A2 will be an accessory to the B)
FAR:	1.5 non residential (11,550GFA By Right)

FAR Proposed:	GSF	GFA
Cellar	6,221 sf	0 sf
Lvl 1	3,442 sf	3,442 sf
Lvl 2	4,140 sf	3,990 sf
Lvl 3	4,045 sf	3,990 sf
P.H.	2,110 sf	0sf
TOTAL:	19,958 sf	11,422 GFA (1.48 FAR)

Penthouse (P.H.) FAR: .4 (3,080 sf)
Penthouse FAR Proposed: 2,110 sf

Allowable Height: 50'
Height Proposed: 45'-6"
BHMP on 1st Place: 220.6'
Green Area Ratio: .3 MIN (will be designed and permitted by landscape architect)

Penthouse Setbacks:
1st Pl (front) setback proposed: 1:1
Kennedy (side) setback proposed: 1:1
Alley (rear) setback proposed: 1:1
Internal, south setback proposed 0:0

Yard setbacks will be shown on Floor Plans & Plat

Frontage: 1st Place NW.
Rear: Alley

Parking Req'd Office: Office: 9 spaces per DCRM-11 C.701.5 – Office @.5 spaces/ 1k sf in excess of 3k sf. (GFA+PH).
Retail: 1.33/ 1k sf > 3k sf. (Retail is ~700sf which parking n/a.)

Parking Provided Office: 19,958 (GSF provided)
19,958-3000sf=16,958GSF, 16,958/ 1k x .5 = 8.5 spaces req'd

**Providing 5 spaces (incl ADA) – Surface parking off alley.
2 spaces for car-share (reduces req'd by 1/3rd)**

All spaces are full sized 9'x18', except ADA.

Parking Screened: Parking will be screened with a 42" hedge per C-714.2.c.2 parallel to Kennedy St.

Bike Parking Req'd: Office: 1/ 2.5k sf Long, 1/40k sf Short (includes cellar & P.H. space)
Tenant: 1/10sf Long, 1/3.5k sf Short

Office: 6 long Term, 1 short term
Tenant: 1 long term, 1 short term

Motion activated light will be provide within the interior secured bike parking room.

Bike Parking Provided: 8 Spaces interior, 2 spaces exterior (currently 2 racks/ 4 spaces to remain)

I have reviewed the attached exhibits and concur that the project complies with the applicable Zoning Regulations for the MU-4 District. Accordingly, when the building permits are filed, for, my office will approve permits consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments: Plan Set dated 2-12-21

Zoning Reviewer: Jeanette Anderson

cc: Bill Bonstra, Bonstra | Haresign Architects, (BHA)
Zenairee Garcia, Bonstra|Haresign Architects, (BHA)
Jim Merline, Plenary

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.